



OFFERING SUMMARY

SALE PRICE:	\$2,750,000
LOT SIZE:	2.86+/- Acres
PARCEL NO:	0874200030
TRAFFIC COUNT:	106,000 AADT I-95
ZONING:	PUD

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	581	2,717	11,195
TOTAL POPULATION	1,576	7,364	30,636
AVERAGE HH INCOME	\$88,922	\$103,888	\$100,582

PROPERTY DESCRIPTION

2.86+/- Acre HOTEL DEVELOPMENT SITE located at the intersection of CR 208 and Toms Road, approximately 0.5 miles from Interstate 95.

The property offers excellent visibility and access within a well-established interstate commercial corridor with traffic counts exceeding 106,000 AADT.

Located within a proven lodging node near the I-95 interchange, the area features a strong concentration of flagged and independent hotels, supporting consistent demand from tourism, interstate travel, and regional growth. This established hospitality presence positions the site well for new, higher-quality product.

Zoned PUD, the site allows for flexible development and includes a conceptual TWO HOTEL layout.

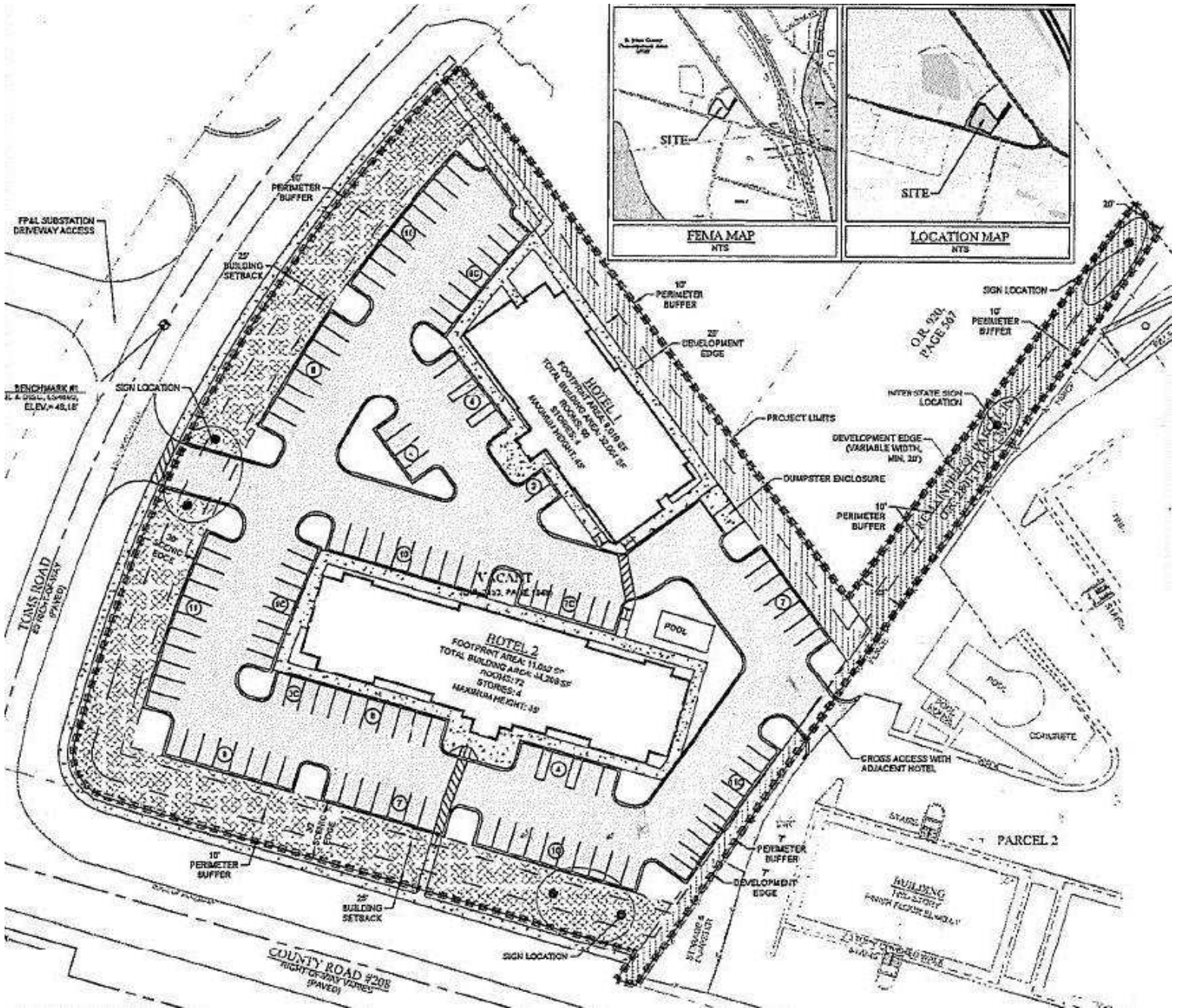
LOCATION DESCRIPTION

Located at the northeast corner of CR 208 and Toms Road and approximately 0.5 miles to Interstate 95.

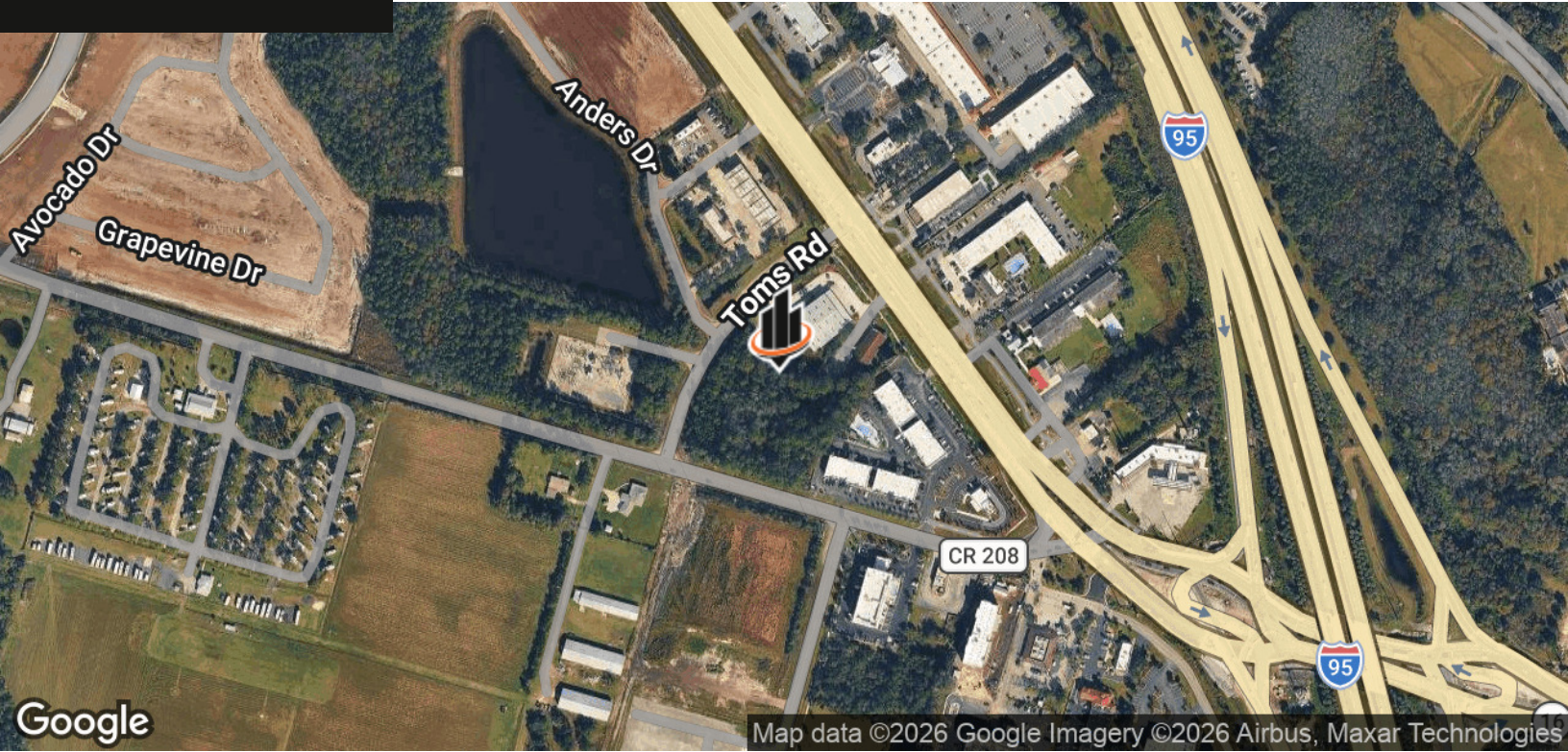
Proposed Hotel Site Plan

High-Visibility Hotel Development Site | 0.5 Miles to I-95

160 & 170 Toms Road, St Augustine, FL 32092



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